

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
NORFOLK DIVISION**

<p>IN RE:</p> <p><b>Robert William Loulies,</b> <b>Debtor.</b></p> <p><b>Deborah Marie Loulies,</b> <b>Joint Debtor.</b></p>	<p><b>CHAPTER 7</b> <b>CASE NO.: 19-70059-FJS</b></p>
<p><b>U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET- BACKED CERTIFICATES, SERIES 2006-AB3</b></p> <p style="text-align: right;">Movant,</p> <p>v.</p> <p><b>Robert William Loulies,</b> <b>Debtor,</b></p> <p><b>Deborah Marie Loulies,</b> <b>Joint Debtor,</b></p> <p><b>AND</b></p> <p><b>Tom C. Smith, Jr.</b> <b>Trustee.</b></p> <p style="text-align: right;">Defendants.</p>	<p>FILED PURSUANT TO 11 U.S.C SECTION 362</p>

**AGREED ORDER GRANTING RELIEF FROM STAY**

Upon consideration of the Motion of U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-AB3, doing business in the Commonwealth of Virginia as U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-AB3, by Counsel, to modify the automatic stay; it is

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ORDERED that the automatic stay imposed by 11 U.S.C. Sections 362(a) is modified to

permit the movant to enforce the lien of its deed of trust as it pertains to the real property located at 2333 Wildwood Road, Chesapeake, Virginia 23323, and which is more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN THE CITY OF CHESAPEAKE, VIRGINIA, KNOWN, NUMBERED AND DESIGNATED AS LOT 209, "PLAT OF BRENTWOOD, SECTION NUMBER 2", RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHESAPEAKE, VIRGINIA, IN MAP BOOK 29, AT PAGE 42.

ORDERED that the effective date of the Order shall be delayed for sixty (60) days after the entry of this Order to allow time for completion of loss mitigation attempts, whereupon the Movant may thereafter take action based on relief granted herein, including: (i) instituting or continuing foreclosure proceedings against the subject property, (ii) allowing the successful purchaser at the foreclosure sale to obtain possession of the subject property, (iii) allowing it to take such other actions with respect to the subject property as are set forth under applicable non-bankruptcy law, (iv) relieving it from any further filing requirements pursuant to Fed. R. Bankr. P. 3002.1(b)-(c) if the stay is ultimately and unconditionally lifted or terminated, (v) that the Order be binding and effective upon the Debtor despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code, and (vi) that the 14 day appeal period is waived.

Mar 25 2019

Date: \_\_\_\_\_

/s/ Frank J. Santoro

\_\_\_\_\_  
Frank J. Santoro  
United States Bankruptcy Judge

I ASK FOR THIS:

Entered on Docket: Mar 25, 2019

/s/ David Rosen

David A. Rosen  
Attorney for Creditor  
Virginia Bar # 44494  
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*Counsel for Movant*

/s/ Nathaniel Y. Scott

***Debtor's Attorney***

Joseph Liberatore  
Nathaniel Y. Scott  
Crowley, Liberatore, Ryan & Brogan, P.C.  
Town Point Center, Suite 300  
150 Boush Street  
Norfolk, VA 23510

/s/ Tom C. Smith, Jr.

***Trustee***

Tom C. Smith, Jr.  
Chapter 7 Trustee  
P.O. Box 1506  
Virginia Beach, VA 23451

**End of Order**

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**CERTIFICATE OF SERVICE**

I hereby certify on March 18, 2019, a true copy of the foregoing proposed Agreed Order Granting Relief from Stay was served by first class U.S. Mail, with adequate postage prepaid on the following necessary parties in interest at the addresses stated:

***Debtor***

Robert William Loulies  
dba BD Loulies, Inc.  
2333 Wildwood Road  
Chesapeake, VA 23323

***Joint Debtor***

Deborah Marie Loulies  
dba BD Loulies, Inc.  
2333 Wildwood Road  
Chesapeake, VA 23323

***Debtor's Attorney***

Joseph T. Liberatore  
Crowley, Liberatore, Ryan & Brogan, P.C.  
Town Point Center, Suite 300  
150 Boush Street  
Norfolk, VA 23510

***Trustee***

Tom C. Smith, Jr.  
Chapter 7 Trustee  
P.O. Box 1506  
Virginia Beach, VA 23451

/s/ David A. Rosen  
David A. Rosen